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This instrument prepared by:
Felix M. Adams, Attorney
Suite 201 - 138 Bushnell Plaza
Bushnell, Florida 33513
352/793-6900

Inst:201260029512 Date:9/21/2012 Time:11:23 AM
Doc Stamp-Deed:0.00
-E- DC, Gloria R. Hayward, Sumter County Page 1 of 1 B:2498 P:690

WARRANTY DEED

THIS WARRANTY DEED made September 20th, 2012, between

Grantor: The City of Webster, Florida, a municipal corporation of the State of Florida
P.O. Box 28, Webster, Florida 33597

AND

R-3 Grantee(s): Sumter County
Address: 7375 Powell Rd., Suite 206, Wildwood, Florida 34785

WITNESSETH, That the said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Sumter County, Florida, to wit:

That portion of the SE 1/4 of the NE 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida, described as follows: Commence at the Southwest corner of said SE 1/4 of NE 1/4, thence run S89°50'11"E along the South line of said SE 1/4 of NE 1/4, a distance of 208.72 feet, thence N00°00'33"E parallel with the West line of said SE 1/4 of NE 1/4, a distance of 18.35 feet to the North right-of-way line of County Road No. 478-A and the POINT OF BEGINNING of this description, from said point continue N00°00'33"W 330.00 feet, thence N88°46'28"E parallel with the North right-of-way line of said County Road No. 478-A, 660.00 feet, thence S00°00'33"W 330.00 feet to said North right-of-way line, thence S88°46'28"W along said North right-of-way line a distance of 660.00 feet to the POINT OF BEGINNING. The described area contains 5.00 acres, more or less. TOGETHER with a Drainage Easement over and across the following described property: Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida, thence run S89°50'11"E along the South line of said SE 1/4 of NE 1/4, a distance of 208.72 feet, thence N00°00'33"E parallel with the West line of said SE 1/4 of NE 1/4, a distance of 348.35 feet, thence N88°46'28"E parallel with the North right-of-way line of County Road No. 478-A, a distance of 200.00 feet to the POINT OF BEGINNING of this easement description, from said point run N00°00'33"E 700.00 feet, thence N88°46'28"E 20.00 feet, thence S00°00'33"W 700.00 feet, thence S88°46'28"W 20.00 feet to the POINT OF BEGINNING.

This instrument was prepared from information furnished by the parties hereto and preparer warrants neither the sufficiency of the legal description or marketability of title.

The said Grantor does hereby fully warrant the title to the said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

The City of Webster, Florida

By: Stephen P. Croft (SEAL)
Stephen P. Croft as Mayor

Janet Johnson
1st Witness
Janet Johnson
printed name of 1st witness

Brian A. Arnold
2nd Witness
Brian A. Arnold
printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF SUMTER

The foregoing instrument was acknowledged before me by Stephen P. Croft, as Mayor of the City of Webster, Florida, a municipal corporation of the State of Florida, on behalf of the City of Webster, on September 20th, 2012, being personally known to me or who presented as identification and who did/did not take an oath.

My Commission Expires:

Dana L. Waters
Notary Public



STATE OF FLORIDA, COUNTY OF SUMTER
I HEREBY CERTIFY that the above and foregoing is a true copy of the original.
GLORIA R. HAYWARD, Clerk of Circuit Court
By: Cneida Rodriguez
Deputy Clerk
Dated: 9-21-12